

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: January 22, 2026

HEARING DATE: January 27, 2026 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2025-002075-(5)

PERMIT NUMBER(S): Conditional Use Permit No RPPL2025004191
Minor Parking Deviation No. RPPL2025005158

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 2647 Foothills Blvd, La Crescenta-Montrose Assessor's
Parcel Numbers (APNs): 5803-028-006, 5803-028-012,
5803-028-013, 5803-028-009

OWNER: Michael Chase LLC

APPLICANT: Aaron Clark

CASE PLANNER: Joshua Pereira
Jpereira@planning.lacounty.gov

BACKGROUND

Agenda item No. 4 is a request for a a Conditional Use Permit (“CUP”) to authorize the establishment, operation, and maintenance of a recreational facility (Planet Fitness) in an existing shopping center tenant space of 18,363 square feet, within the MXD (Mixed Use Development) Zone. Concurrently, the subject property is requesting a Minor Parking Deviation to authorize a reduction in required parking for the shopping center from 497 spaces to the existing 434 spaces, a reduction of 63 spaces, approximately 13 percent. The Project will be tenant improvement/interior remodel of an existing tenant space with no change to the existing square footage.

ADDITIONAL INFORMATION

The previous Staff Report to the Hearing Officer dated January 15, 2026, did not include the Project's Photos as an Exhibit. The photos have been included as an attachment here (Exhibit J).

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change base upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommend **APPROVAL** of Project Number PRJ2025-002075-(5), Conditional Use Permit Number RPPL2025004191 and Minor Parking Deviation RPPL2025005158 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025004191 AND MINOR PARKING DEVIATION NUMBER RPPL2025005158 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Report
Reviewed By: *Michele R. Bush*
Michele Bush, Supervising Regional Planner

Report
Approved By: *Rob Glaser* for Susan Tae
Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT J	Photos
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EXHIBIT J







